



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>TH</sup> AVENUE NE, P.O. BOX 90012  
BELLEVUE, WA 98009-9012

**OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 21-102615 LZ LB  
Project Name/Address: Temple B'nai Torah/Tent City 4  
15727 NE 4<sup>th</sup> Street  
Planner: Toni Pratt, Senior Planner  
Phone Number: (425) 452-5374

**Minimum Comment Period Ends: March 11, 2021**

Materials included in this Notice:

- ☒ Blue Bulletin
- ☒ Checklist
- ☒ Vicinity Map
- ☐ Plans
- ☐ Other:



# SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Background

1. Name of proposed project, if applicable Hosting of Tent City 4
2. Name of applicant Temple B'nai Torah
3. Contact person Kara Rubinstein Deverin Phone 360.393.8778
4. Contact person address 15727 NE 4th St, Bellevue WA 98008
5. Date this checklist was prepared 2/19/2021
6. Agency requesting the checklist City of Bellevue Development Services Dept.

7. Proposed timing or schedule (including phasing, if applicable)

Preparation for move in of TC4 on 3/31/21  
Proposed hosting date of TC4 from 4/1/21 to 6/30/21

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

Yes, we plan to host TC4 again sometime between 18 months and 36 months from the initial hosting date.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

None is necessary

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No other applications have been requested or submitted

11. List any government approvals or permits that will be needed for your proposal, if known.

An Extended Temporary Encampment Permit from the City of Bellevue



12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

TBT is requesting to host TC4, an encampment of up to 50 people in a fenced in area adjacent to our synagogue for 90 days. See site map attached to permit application #21-102615 LZ for details.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Street Address: 15727 NE 4th St, Bellevue, WA 98008  
Township: T25N R5E, Section 35

## Environmental Elements

### Earth

1. General description of the site:

- ☒ Flat
- ☐ Rolling
- ☐ Hilly
- ☐ Steep Slopes
- ☐ Mountainous
- ☒ Other several 5 foot man made berms on the perimeter for noise reduction

2. What is the steepest slope on the site (approximate percent slope)? N/A



3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A, We will not be disturbing or removing any soil

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

N/A

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

No

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No permanent impervious covering.

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Use of pallets under tents to prevent disruption of soil/grass.

## Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There will be honey buckets at the rear of the encampment which will receive regularly scheduled maintenance as required by health and safety codes.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

Regular maintenance of honebuckets as required by health and safety codes.

## Water

### 1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

N/A

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No

- e. Does the proposal lie within a 100-year floodplain? No  
If so, note the location on the site plan.



- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The project will not affect existing and approved storm run off collection and disposal.

- b. Could waste materials enter ground or surface waters? If so, generally describe.

No

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

None, there will be no impacts on drainage.

## Plants

1. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other \_\_\_\_\_
- ☒ evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- ☐ water plants: water lily eelgrass, milfoil, other \_\_\_\_\_
- ☐ other types of vegetation \_\_\_\_\_

2. What kind and amount of vegetation will be removed or altered?

None. Temporary tents will be set up on the grass surface on pallets which will be removed once TC4 departs and the grass restored if needed. A few branches will be trimmed on a couple of trees for placement of the temporary fence.

3. List any threatened and endangered species known to be on or near the site.

None

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

None



5. List all noxious weeds and invasive species known to be on or near the site.

None

### Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☒hawk, ☐heron, ☐eagle, ☒songbirds, ☐other \_\_\_\_\_

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other \_\_\_\_\_

Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other \_\_\_\_\_

2. List any threatened and endangered species known to be on or near the site.

None

3. Is the site part of a migration route? If so, explain.

No

4. Proposed measures to preserve or enhance wildlife, if any.

N/A

5. List any invasive animal species known to be on or near the site.

N/A

### Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity will be used for cooking, refrigeration, lighting, running computers and heating water for showers.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None

## Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- a. Describe any known or possible contamination at the site from present or past uses.

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.



- d. Describe special emergency services that might be required.

- e. Proposed measures to reduce or control environmental health hazards, if any.

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Current noise in the area will not affect the project.

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site.

With the addition of residents of TC4 on the site, there will be an increase in noise made by people talking and moving around as well as the up to four vehicles regularly commuting to the site.

- c. Proposed measures to reduce or control noise impacts, if any.

Quiet hours from 9:00pm to 8:00am daily are strictly enforced at the TC4 encampment.

## Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Curent use is for religious purposes. All services are currently virtual due to the panedemic. The proposed use will not affect current land use by TBT or the adjacent properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

3. Describe any structures on the site.

A synagogue is located on the site.

4. Will any structures be demolished? If so, what?

None

5. What is the current zoning classification of the site? R 1.8

6. What is the current comprehensive plan designation of the site? Incorporate City

7. If applicable, what is the current shoreline master program designation of the site?

N/A

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

9. Approximately how many people would reside or work in the completed project? up to 60

10. Approximately how many people would the completed project displace? 0

11. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Follow code requirements for Temporary Encampments



13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

N/A

### Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Up to 40 temporary low-income house units will be provided.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

3. Proposed measures to reduce or control housing impacts, if any.

There are no impacts on existing housing, TC4 will create an additional 40 temporary housing units.

### Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

A six-foot tall fence shall be erected around the permitter with view obscuring fabric.

2. What views in the immediate vicinity would be altered or obstructed?

A fence shall be erected with view obscuring fabric to provide residents of TC4 with privacy and limit the impact on nearby properties.

3. Proposed measures to reduce or control aesthetic impacts, if any

A view obscuring fence shall be erected to control aesthetic impacts.

### Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Intermittent use of lighting at night by residents could occur.

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No

3. What existing off-site sources of light or glare may affect your proposal?

None

4. Proposed measures to reduce or control light and glare impacts, if any.

Current light useage re parking lot and exterior lighting attached to the synagogue at night shall not change. Tents, fencing, and berms will reduce any possible glare from other intermittent use of light.

### Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Public parks and walking trails on nearby.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

The residents of TC4 are asked not use the closest public park: Hillaire Park

### Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A



4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

### Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed through the use of NE 4th Street which shall continued to be used as access. However there will be little impact to the public street as most access is by foot.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, there are various bus routes stop at or near Crossroads, within 1/2- mile of the synagogue . The closest bus stop is located at 156th Avenue NE and NE 4th Street, about 1 1/2 blocks from the synagogue.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No additional parking spaces will be created or eliminated. TC4 shall have access to up to four parking spaces which shall not impact current use.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No



5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Up to an additional four cars may be commuting to TC4 on a daily basis which will not impact traffic in the area.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

N/A

## Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, the Bellevue Police department will make regular routine walk-throughs of the TC4 encampment. The encampment is currently located only approx 11 miles from the synagogue and therefore many of the service used are the same. There is no impact on schools. Residents will use public transportation.

2. Proposed measures to reduce or control direct impacts on public services, if any.

TC4 already uses public services and their use should not change. TBT and TC4 work closely with the Bellevue Police department to ensure open communication to reduce the need of the Bellevue Police for emergency purposes.

## Utilities

1. Check the utilities currently available at the site:


- ☒ Electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

TC4 shall use electricity, sewer, and water provided by TBT. The City of Bellevue provides TBT water and sewer. Pudget Sound Energy provides the electricity and Republic services provides garbage removal services.

## Signature

*The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.*

Signature 

Name of signee Rabbi Sydney Danziger

Position and Agency/Organization Senior Rabbi at Temple B'nai Torah

Date Submitted 2/19/2021



# Street Map

